

FORM-2
[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Designated Account- Project wise)

Date: 21ST August 2018

To,

M/S, Westin Sankalp Developers,
103, Shree Gokul CHS LTD,
Gokhale Road, Dahanukarwadi,
Kandivali (West), Mumbai 400 067.

Subject: Certificate of Cost Incurred for Redevelopment for Construction Work of
RADHAKRISHNA CHS LTD, C.T.S. No. 1026, 1026/ 1 to 6, of Village Kandivali at Off. M.G.
Road, Kandivali West, Mumbai – 400 067.

Sir,

I Er. R.D Magdum, have undertaken assignment of certifying Estimated Cost for the Subject
Real Estate Project proposed to be registered under MAHARERA, being redevelopment by
M/S, WESTIN SANKALP DEVELOPERS of the Project RADHAKRISHNA CHS LTD CTS No. 1026,
1026/1 to 6, of village kandivali at Off. M.G. Road, Kandivali (west), Mumbai – 400 067.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) S. B. ASSOCIATES as Architect ;
- (ii) Shri R. D. Magdum as Structural Consultant.
- (iii) Shri Hussain Mithaiwala as Quantity Surveyor.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion
Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated
cost calculations are based on the Drawings/plans made available to us for the project under

reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by us being Quantity Surveyor appointed by Developer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 6,60,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the BMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. NIL (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from BMC (planning Authority) is estimated at Rs. 6,60,00,000/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

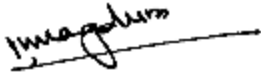
(to be prepared separately for each Building /Wing of the Real Estate Project) Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 21/08/2018 date of Registration is	Rs. 6,60,00,000/-
2	Cost incurred as on 21/08/2018(based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,60,00,000/-

5	Cost Incurred on Additional /Extra Items as on 21/08/2018 not included in the Estimated Cost (Annexure A)	Rs. NIL.
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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project), As the Project consist of only one building, the Cost details are mentioned in TABLE A.

Yours Faithfully



R. D. MAGDUM

STR/M-14